

**LODI CITY COUNCIL  
SPECIAL CITY COUNCIL MEETING  
CARNEGIE FORUM, 305 WEST PINE STREET  
TUESDAY, JUNE 7, 2005**

A. CALL TO ORDER / ROLL CALL

The Special City Council meeting of June 7, 2005, was called to order by Mayor Beckman at 7:02 a.m.

Present: Council Members – Hansen, Hitchcock, Johnson, Mounce (left at 8:36 a.m.), and Mayor Beckman

Absent: Council Members – None

Also Present: City Manager King, City Attorney Schwabauer, and City Clerk Blackston

B. REGULAR CALENDAR

B-1 "Presentation by San Joaquin Delta College regarding future campus sites and consideration of the appointment of a City Council sub-committee and other possible actions with regard to campus attraction"

Maria Serna, Trustee of the San Joaquin Delta Community College District/Clerk of the Board, stated that of the \$250 million Measure L Bond, \$15.5 million was earmarked for a college center to be located in north San Joaquin County. A North County Committee was formed, on which Ms. Serna serves as chair. A search is underway for 60 to 100 acres in the Lodi/Galt area for the college campus.

With the aid of an overhead presentation (filed), Andrew Dunn, Vice President of Business Services, stated that it is hoped a parcel of land could be found by early 2007, after which the design and entitlement processes will begin. He noted that community colleges are under the jurisdiction of the Division of the State Architect. It is estimated that by late 2009 the first phase of a facility will be available. Delta College's service area is in excess of 2,300 miles. The population of the service area will increase by one-third in the next 15 years. Acquiring land and building a facility in the Lodi/Galt area will allow Delta College to better serve the north reaches of the district. Students with Lodi and Galt zip codes make up 14% (2,600 students) of the total student population. Enrollment in the Lodi/Galt area has increased by 9%.

Dr. Della Condon, Assistant Superintendent and Vice President of Instructional Services, stated that meetings have been held with representatives of the wine industry in the Lodi area. She reported that there is widespread support for a viticulture program. In addition, Lodi's Police Chief Adams has communicated to Delta College representatives that a law enforcement training facility would be of interest as well.

David Rodriguez, representing the firm Public/Private Ventures, reviewed phases one through four of the land acquisition model (filed). He stated that the proposed campus would be differentiated from others because it would have a culinary arts and viticulture focus. A small college centered community is envisioned, which could have active adult housing, a book store, service retail, etc. He stated that the college campus could be the catalyst for building the infrastructure to support industry, tourism, and fine foods. In reference to the issue of land acquisition, Mr. Rodriguez stated that there is quite a bit of parcelization in Lodi and finding an adequate amount of property within the city limits would be difficult.

Council Member Hansen suggested that a site near the perimeter of the city limits would be more feasible, as there is little infill property available. The land could later be annexed into the City. He asked Mr. Rodriguez if he had contacted landowners Don Ford or Bob Jones.

Mr. Rodriguez answered in the affirmative; however, he stated that the property is closer to Galt than Lodi, it is designated as industrial, and is located in unincorporated San Joaquin County. He had inquired whether the landowner would be willing to donate the property, but the owner wanted a market rate price.

PUBLIC COMMENTS:

- Mark Chandler, Executive Director of the Lodi-Woodbridge Winegrape Commission, stated that he has had many discussions over the past several months with representatives from the wine, hospitality, and culinary industries. He has also been working with American River College, which is expanding its culinary program. Mr. Chandler pledged the Winegrape Commission's support in helping the City find property for the Delta College campus and developing curriculum. He reported that vineyard sales are between \$15,000 to \$25,000 an acre depending on the proximity to the City.

Council Member Hansen pointed out that law enforcement and City of Lodi taxpayers supported Measure L and helped it pass in the 2004 election. He felt that this implied the potential for a Delta College campus in the Lodi community to be successful.

Dr. Raul Rodriguez, Superintendent/President of San Joaquin Delta College, stated that all options are being considered to find the best site to serve the long-term needs of the northern area of the district.

In reply to Mayor Beckman, Dr. Rodriguez stated that the old Victor Meat Plant property might be an acceptable site.

In response to Council Member Johnson, Dr. Condon confirmed that all options regarding curriculum are open, including the possibility of expanding the nursing program.

- Pat Patrick, President of the Chamber of Commerce, spoke in support of the Delta campus locating in the Lodi vicinity. He commented that a partnership with Lodi Memorial Hospital might be possible if expansion of the nursing program is being considered.

Ms. Serna encouraged building partnerships and was in favor of a committee approach in working collaboratively with Delta College representatives.

MOTION / VOTE:

The City Council, on motion of Council Member Hansen, Beckman second, unanimously approved forming a sub-committee to work with San Joaquin Delta College to be comprised of Council Member Hansen, Council Member Johnson, representatives from the Lodi-Woodbridge Winegrape Commission, Chamber of Commerce, and Lodi Unified School District, and one or more City representatives.

NOTE: Council Member Mounce left the meeting at 8:36 a.m.

- B-2 "Authorize additional Task Orders with Treadwell & Rollo regarding PCE/TCE contamination and appropriate funds (\$280,000)"

Public Works Director Prima explained that the proposed task orders would assess the effects of Well 6R (located at Blakely Park) on Central Plume PCE/TCE contamination migration and would also include other miscellaneous work and cost estimating for the Central Plume.

MOTION / VOTE:

The City Council, on motion of Council Member Johnson, Hansen second, authorized additional Task Orders with Treadwell & Rollo regarding PCE/TCE contamination and appropriated funds in the amount of \$280,000. The motion carried by the following vote:

Ayes: Council Members – Hansen, Hitchcock, Johnson, and Mayor Beckman

Noes: Council Members – None

Absent: Council Members – Mounce

- B-3 "Adopt resolution approving Indemnification and Access Agreement for a portion of the New Shanghai Building from Lodi Adopt-A-Child to E2CR, the remediation contractor for the Busy Bee plume, and authorize the City Manager to execute the agreement"

City Attorney Schwabauer reported that the New Shanghai property has been identified as a good location for the placement of treatment facilities by the remediation contractor, E2CR, in the Busy Bee Plume. The City's lease with Lodi Adopt-A-Child for the New Shanghai building contains a clause that requires the City's consent to any subleases of the property. E2CR has reached an agreement to sublease a portion of the property from Adopt-A-Child for \$9,000 in rent over the course of three years. Mr. Schwabauer stated that it would be a direct contribution to Adopt-A-Child's Christmas program. He explained that the question for Council is whether or not the City should demand its portion of the \$9,000 or allow it to be paid directly to the subtenant. He recommended that Council approve the sublease as submitted.

In response to Mayor Beckman, Mr. Schwabauer reported that there is a set contract price of \$450,000. If the rent were not paid, the benefit would be to the remediation contractor, not the City.

MOTION / VOTE:

The City Council, on motion of Council Member Hansen, Beckman second, adopted Resolution No. 2005-117 approving Indemnification and Access Agreement for a portion of the New Shanghai Building from Lodi Adopt-A-Child to E2CR, the remediation contractor for the Busy Bee plume, and authorizing the City Manager to execute the agreement. The motion carried by the following vote:

Ayes: Council Members – Hansen, Hitchcock, Johnson, and Mayor Beckman

Noes: Council Members – None

Absent: Council Members – Mounce

- B-4 "Approve expenses incurred by outside counsel/consultants relative to the Environmental Abatement Program litigation and other various cases being handled by outside counsel (\$199,915.09), and approve Special Allocation covering general litigation matter expenses (\$5,559.70)" was ***pulled from the agenda and continued to the regular City Council meeting of June 15, 2005.***

C. CLOSED SESSION

- C-1 "Actual litigation: Government Code §54956.9; four applications; Steve Morrison v. City of Lodi; WCAB case numbers STK 0164758 1/31/99, STK 0164758 12/4/00, STK 0164757 12/24/00, and STK 0182425 1/15/01" was ***pulled from the agenda pursuant to staff's request.***

D. RETURN TO OPEN SESSION / DISCLOSURE OF ACTION – N/A

E. ADJOURNMENT

There being no further business to come before the City Council, the meeting was adjourned at 8:45 a.m.

ATTEST:

Susan J. Blackston  
City Clerk